



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JUNE 24, 2021
9:00 A.M.**

Staff Present:

Mary Alman, Administrative Assistant
Christine Chaney, Administrative Assistant
Burt Ford, Zoning Chief
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Porshia Williams, Code Compliance Manager
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette DelGrosso, Code Compliance Officer
Darrin Emmons, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Wilson Quintero, Sr. Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Will Snyder, Code Compliance Officer
Gail Williams, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE19120594: Estefania Mayorga; Stephanie Toothaker	CE21040771: Jonathan Yellin
CE21010478: Zachary Cormicle	CE21010534: Jose Gonzalez; Shaul Sultan
SE21030257: Marie Lourdes Dumond	CE21010803: Vincent Baumert
SE21030041: William Brennan	CE21020672: Jennifer Wetstein; John Sheppard; Brandon Rashian
CE21030459: Enrique Bargioni; Michael Peeples	CE19091273: Joseph Mayadeene; Marie Mayadeene
SE21030296: Sanford Nelson	CE21020308: Jason Deal
CE21040972: Mark Berkowitz	CE19071860: Steven Williams
CE21010553: Isabel Rena	CE20010866: Norma Lockrage; Claudine Lockrage
CE20090366: Lauren Ramos; Courtney Crush	CE21030900: Tammy Brooks
CE20120479: Ralph Andujar	CE21030862: Alejandro Alonso; Harvey Rubinchacky; Ronald Eik; Sharon Richards; Ann Hallet
CE20030650: Carlton Campbell	CE20110196: Elaine Villalobos
CE21020575: Louise Burke	CE20050618: Michael Hones; Spencer Siegal
CE21010540: Jonathan Krystofik	CE19061756: Larry Szeliga
CE21030002: Lorenzo Molina	CE20110738; CE20110740: Martha Contreras
SE21030317: Wyley Delpé	CE20110408: Larry Rojas
CE21040842: David Cardaci	CE20011090: Paul Jay Shapiro
CE20110347: Igor Souvorkine	CE18070457: Eric Jimenez
CE21010644: Christopher Bluem	CE19052201: Joseph Lehman; Dija Phaire
CE20121077: Samuel Andrusier	
CE20121072: Laurens Fils-Aime	

CE21010815: Seymour Tabakhman; Rhonda Kramer
CE21031050: Liga Martinez
CE20050785: Monicer Gracien
CE20100438: Leonardo Farias
CE20120550: Alfred Green
CE20011481: Patricia Rathburn
CE20090920: Eric Jackson
CE20071231: Alejandro Rodriguez
CE21010347: Stacy Bejarano
CE19091266: Easter McDonald

CE19041309: Asi Topaz
CE18032356: David Silva
CE18030089: John Moran
CE14051417: Marta Reczko
CE18081508; CE18012105; CE17032482; CE17110339;
CE16121955: Angelica Vicente
CE19031808: Michael Daniel
CE20100753: John Salas; Stacey Marquez; Tania
Bartolini
CE20100643: Susie Saavedra

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE20120308

1540 ARGYLE DR
DEAL, JAMIE; DEAL, JASON

Service was via posting at the property on 6/10/21 and at City Hall on 6/10/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

47-19.6.D.2

INADEQUATE NUMBER OF PARKING SPACES PER NUMBER OF DWELLING UNITS.

47-19.6.5.E **COMPLIED**

VESSELS MOORED IN SUCH A MANNER AS TO OCCUPY MORE THAN 30% OF THE
WATERWAY.

47-19.D **COMPLIED**

THERE ARE TOO MANY DWELLING UNITS ON THE PROPERTY.

47-19.3.H **COMPLIED**

VESSELS MOORED IN SUCH A MANNER AS TO IMPEDE INTO THE REQUIRED SETBACK
(TEN FEET ON EACH SIDE OF PROPERTY).

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Jason Deal wanted to know what violation remained. Burt Ford, Zoning Chief, explained that this area allowed live-aboard vessels, but the parking was still a violation. Per the size of the property, only five parking spaces were legal, but nine were need for this occupancy. Mr. Deal said a contractor had informed him that he had seven spaces on the property.

Case: CE20120550

1217 NW 18 AVE
BENTLEY, LEON & EASTER

Service was via posting at the property on 6/11/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE MISSING AND/OR
BARE AREAS OF LAWN COVER ON THE PROPERTY AND SWALE AREA.

18-12(a) **COMPLIED**

9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IS NOT WELL GRADED. THERE ARE CRACKS, HOLES AND THE BLACK TOP IS FADED.

9-280(h)(1) **COMPLIED**

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE SUPPORT BAR IS BENT. THERE ARE HOLES AND MISSING SECTIONS IN THE FENCE.

18-1. **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Alfred Green agreed.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE20050618

Vacate Order of 5/27/2021 and Rehear Case

2124 NE 63 ST

ACCETTA, LINDA H/E; GONZALEZ, JONATHAN

This was a request to vacate the order dated 5/27/21.

Judge Purdy vacated the order dated 5/27/21.

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$48,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Spencer Siegal explained that his clients had attended a Zoom hearing but had been unable to speak when their case was called. He said the owners had made remarkable progress with pulling permits and doing the work. He requested a 35-day extension.

Michael Jordan, Code Compliance Officer, agreed there had been substantial improvement but recommended fines continue to accrue until the property was in compliance.

Judge Purdy granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/26/21 hearing.

Case: CE19091266

1423 NW 12 ST

MCDONALD, E D & MCDONALD, CLARIS E

Service was via posting at the property on 5/26/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-1.

THERE IS OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE

FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1.

THERE IS AN ACCUMULATION OF OUTDOOR STORAGE PRESENT ON THIS PROPERTY CONSISTING OF, BUT NOT LIMITED TO INDOOR FURNITURE, TABLES, BUCKETS AND OTHER NON PERMITTED ITEMS. THIS IS NOT A PERMITTED USE IN AN RS-8 ZONED PROPERTY PER THE ULDR TABLE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

THERE ARE VEHICLES/TRAILERS UNLAWFULLY PARKED ON THE LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Easter McDonald said he had photos showing the violations were not true. Judge Purdy said Officer Exantus must confirm compliance by reinspection.

Porshia Williams, Code Compliance Manager, suggested the following: ordering compliance with 9-305(b) and 18-12(a) within 63 days or a fine of \$25 per day, per violation; with 9-304(b), 9-280(h)(1) and 9-306 within 63 days or a fine of \$50 per day, per violation and with 47-34.1.A.1. and 18-1 within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) and 18-12(a) within 63 days or a fine of \$25 per day, per violation; with 9-304(b), 9-280(h)(1) and 9-306 within 63 days or a fine of \$50 per day, per violation and with 47-34.1.A.1. and 18-1 within 63 days or a fine of \$100 per day, per violation.

Case: CE20121077

806 NW 8 AVE

NESS PAPER INDUSTRIES LLC;

%SHALOM ANDRUSIER

This case was first heard on 3/25/21 to comply by 4/4/21, 4/15/21 and 4/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Samuel Andrusier requested a 30-day extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE-19120594
7 N BIRCH RD
LAS OLAS HARBOR CLUB LLC

Ordered to Reappear

This case was first heard on 9/9/20 to comply by 1/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Stephanie Toothaker, attorney, said they were in the process of complying all of the violations. She said they had already removed the docks and were in the process of rebuilding the seawall. She requested additional time.

Will Snyder, Code Compliance Officer, recommended a 63-day extension with an order to reappear.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/26/21 hearing.

Case: CE-20010866
1700 NW 16 ST
DUCKWORTH, NORMA

Service was via posting at the property on 6/9/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
VIOLATION:

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE REAR OF THE PROPERTY, CONSISTING OF CAR PARTS, A BUMPER, GALLONS OF OIL, GAS CANS AND OTHER MISCELLANEOUS ITEMS. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY.

9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-313.(a) **COMPLIED** PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Claudine Lockrage said most of the violations had been corrected.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19061756

Request For Extension

2700 NW 16 ST
RHODES, JOHNNIE LEE H/E RHODES, VALLERY ANN

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,675 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Larry Szeliga, City of Fort Lauderdale Housing and Community Development Division, said the contractor had been awarded the contract for the work and he anticipated work would begin in the next 30 days. He requested a 100-day extension and a waiving of the fines. He remarked that windows now had a three-month wait. He explained the process to Stephanie Bass, Code Compliance Supervisor. Supervisor Bass recommended a 126-day extension with an order to reappear on 10/28/21.

Judge Purdy granted a 126-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/28/21 hearing.

Case: CE21020672
1524 NE 18 AVE
WETSTEIN, JENNIFER

CITATION

This case was first cited on 2/20/21 to comply by 3/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Jennifer Wetstein authorized the tenants and their attorney to represent the property at this hearing. She noted that this matter was the subject of ongoing litigation.

John Sheppard, the tenants' attorney, said they had been in active litigation when the property was cited and the property was now in compliance. He requested no fines be imposed because this was part of the existing lawsuit and because it was a misunderstanding between parties due to the litigation.

Ms. Hasan said no appeal had been received, and the code required the penalties to be assessed.

Judge Purdy imposed the \$3,400 fine.

Case: CE19071860
1651 NW 26 AVE
WILLIAMS, STEVEN

This case was first heard on 3/5/20 to comply by 4/2/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,425 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, said the owner was working with his property insurance regarding the roof claim, which had been approved. The owner wished a 63-day extension and Officer Garcia did not object.

Steven Williams confirmed the claim had been granted. Ms. Hasan suggested more than 63 days.

Judge Purdy granted a 98-day extension, during which time no fines would accrue.

Case: CE21020575

524 NW 15 WAY
BURKE, LOUISE Y

Service was via posting at the property on 6/11/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
VIOLATION:

18-4(c) **COMPLIED**

THERE IS A WHITE DERELICT CHEVY VAN PARKED ON THE PROPERTY WITH NO TAG, A BROKEN WINDOW AND TOOLS STORED UNDERNEATH THE DERELICT VEHICLE.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH, GRASS AND WEEDS ARE GROWING THROUGH IT.

9-280(g) **COMPLIED**

18-12(a) **COMPLIED**

9-306 **COMPLIED**

47-34.1.A.1. **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Louise Burke said she was working toward compliance.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: SE21030257
330 KENTUCKY AVE
DUMOND, MARIE LOURDES

Administrative Hearing - Appeal

VIOLATION: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 3/23/21 and the trash remained on 3/25/21. The City had subsequently removed the trash on 3/26/21. He said the homeowner claimed someone at the City had informed her that the logs could remain. If she had spoken with Officer Quintero, he said she would have been informed that the logs could not remain.

Marie Lourdes Dumond said she had gone to the City and spoken with Andrea, who told her the logs could remain. After Ms. Dumond received the bill, Andrea had given Ms. Dumond a phone number, but she had been unable to reach anyone. She returned to the City a third time and Andrea told her to write a letter, which she had done. Ms. Dumond explained that her bulk trash pickup days had changed.

Judge Purdy denied the appeal.

Case: CE21030002

Request for Extension

615 SE 7 ST
L&M COMMERCIAL PROPERTIES INC

This case was first heard on 5/11/21 to comply by 6/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$400.

Lorenzo Molina requested a 90-day extension to comply and said the fence company estimated the fence would be installed on August 26.

Gustavo Caracas, Code Compliance Officer, said the permit was in process and recommended a 49-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE21040972

CITATION

440 NW 6 ST
BROWARD COUNTY;
LONGSHOREMENS ASSOCIATION INC

This case was first cited on 4/30/21 to comply by 5/5/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,050 and the City was requesting the full fine be imposed. No appeal had been received.

Bovary Exantus, Code Compliance Officer, stated the property was in compliance and recommended no fine be imposed. He requested a finding of fact.

Mark Berkowitz said they had no agreement with the vendor and would make every effort to keep him off the property.

Julio Davila, Code Compliance Supervisor, said the property owner was responsible to ensure the vendor did not return. He said the inspector had noticed the previous day that the vendor had returned.

Judge Purdy found the violation had existed as cited and imposed no fine.

Case: CE21030862

CITATION

1777 SE 15 ST
CROMWELL EAST INC

This case was first cited on 3/24/21 to comply by 3/31/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, reported the property was in compliance as of 6/23/21 and recommended vacating the fines.

Alejandro Alonso said the association owned the property but not the vessel, so it was impossible for them to remove the vessel without requesting an emergency injunction in State court.

Judge Purdy vacated the fines.

Case: CE21030900

1771 NE 12 ST
BROOKS, TAMMY J

Service was via posting at the property on 6/9/21 and at City Hall on 6/10/21.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day. The owner had informed her the fence was now repaired.

Tammy Brooks confirmed the fence had been repaired.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE20050785

1135 NW 5 CT

SOLSONA, GRACIELA

Service was via posting at the property on 6/11/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-4(c)

THERE ARE DERELICT VEHICLES AND/OR TRAILERS ON THE SWALE (OR) ON THE PROPERTY.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF NON-PERMITTED ITEMS ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO ENGINE, WOOD PALLETS, TRAILER, BUCKETS, VEHICLE PARTS AND OTHER MISCELLANEOUS ITEMS AT THE REAR OF THE PROPERTY. THIS IS A NON-PERMITTED LAND USE IN THIS RM-15 ZONED RESIDENTIAL PROPERTY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-1.

THERE IS STORAGE, TRASH, DEBRIS AND MATERIALS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE

ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Monicer Gracien said she must evict the tenants before complying the violations

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE-20011481
1317 TANGELO ISLE
SWINDELL, ROBERT C

Ordered to Reappear

This case was first heard on 1/12/21 to comply by 3/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,850 and the City was requesting the full fine be imposed.

Darrin Emmons, Code Compliance Officer, recommended imposition of the fines and said administrative costs totaled \$1,031.

Patricia Rathburn, attorney, said all violations were complied and requested reduction of the fines to administrative costs.

Judge Purdy imposed administrative costs of \$1,031.

Case: CE21030459
401 NE 8 ST
401 NE 8TH STREET LLC

CITATION

This case was first cited on 5/2/21 to comply by 5/2/21. Violations were as noted in the agenda. The property was in compliance, and there was a one-time fine of \$500, which the City was requesting be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine.

Michael Peebles, complainant, said there had been some improvement but the bar still stayed open after three and people hung out in the street. He felt more enforcement was needed.

Enrique Bargioni, complainant, thanked the City for responding to their complaints.

Judge Purdy imposed the \$500 fine.

Case: CE20090920
1322 CORDOVA RD
FRENCH, STEVEN E; CARRERAS, KRISTEN

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fine and said administrative costs totaled \$764.

Judge Purdy imposed administrative costs of \$754.

Case: CE20030650

508 NW 20 AVE
GLOBAL ASSET PROPERTY GROUP INC

This case was first heard on 2/25/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said all violations remained and recommended imposition of the fines.

Carlton Campbell, attorney, said the owners had pulled permits and were working toward compliance. Officer Bovary was not aware any permits had been pulled.

Judge Purdy imposed the \$18,600 fine, which would continue to accrue until the property was in compliance.

Case: SE21030296 Administrative Hearing - Appeal
412 SE 18 CT
SANFORD B NELSON TR; NELSON, SANFORD B TRUSTEE

VIOLATION: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the photos provided did not match the violations and requested the case be dismissed with no fines.

Sanford Nelson agreed.

Judge Purdy dismissed the case.

Case: SE21030041 Administrative Hearing - Appeal
341 DELAWARE AVE
S Y Y INVESTMENT LLC

VIOLATION: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 3/2/21 and the trash remained on 3/4/21. The City had subsequently removed the trash on 3/5/21.

William Brennan said they had removed the items immediately, but Officer Quintero showed him time stamped photos.

Judge Purdy denied the appeal.

Case: CE21010815 CITATION
1105 CITRUS ISLE 1-2
S & R TABAKHMAN PROPERTIES LLC

This case was first cited on 1/25/21 to comply by 1/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed. No appeal had been received.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fine.

Rhonda Kramer, realtor, thought that Police had taken care of the violation. She said the citation had been given to the tenant and he had not informed the owner.

Seymour Tabakhman, owner stated the citation had posted on his door two weeks ago.

Judge Purdy imposed the \$750 fine.

Judge Purdy took a brief break.

Case: CE21010803
1451 SW 11 PL
CASTILLO, MARTHA

CITATION

This case was first cited on 1/26/21 to comply by 1/31/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$25,600 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Vincent Baumert, tenant, said he had blocked the listing when he received the citation and later unlisted the property for rent. He said he had never taken any bookings after the first citation and requested the fines be waived.

Judge Purdy imposed the \$25,600 fine.

Case: CE-20011090
3105 NE 28 ST
J-MAR CONDO ASSN INC

Service was via posting at the property on 6/8/21 and at City Hall on 6/10/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE STAIRWELL WHICH IS SHOWING SIGNS OF RUST DETERIORATION.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 161 days or a fine of \$50 per day. He said the permit for the stairwell work was in process.

Paul Jay Shapiro, property manager, said the association had been delayed by the pandemic but they now had the engineer's report and a contract for the work. The permit application had been submitted and work would begin as soon as the permit was issued.

Judge Purdy found in favor of the City and ordered compliance within 161 days or a fine of \$50 per day.

Case: CE20110740
2933 POINSETTIA ST
CORTEZ PROPERTY DEV LLC

Ordered to Reappear

This case was first heard on 3/25/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$920 and said administrative costs totaled \$672.

Martha Contreras said the owners had been out of the country during the pandemic. There had also been issues with the contractors. She requested a further reduction.

Judge Purdy imposed administrative costs of \$672.

Case: CE20090366

501 ORTON AVE
GRAND PALM PLAZA LLC

This case was first heard on 4/29/21 to comply by 5/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, said the buildings were not occupied while being renovated. She requested 14 days.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

Case: CE20110738

2926 CORTEZ ST
CORTEZ PROPERTY DEVELOPMENT LLC

This case was first heard on 3/25/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of a \$1,200 fines, and said administrative costs totaled \$672.

Martha Contreras said everything was in compliance and the property was being maintained.

Judge Purdy imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE19091273

1525 NW 15 PL
MAYADEENE, JOSEPH LE ;
MAYADEENE, MARSHAREE MARJORIE F

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$33,300 and the City was requesting a \$3,000 fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended reducing the fines to \$3,000.

Joseph Mayadeene said he had a heart condition but had done as much work as he could.

Judge Purdy imposed a fine of \$3,000 for the time the property was out of compliance.

Case: CE21010534

1445 N ANDREWS AVE
SUL 10 PROPERTIES LLC

CITATION

This case was first cited on 1/15/21 to comply by 1/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,200 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine.

Shaul Sultan, owner, authorize the tenant to speak.

Jose Gonzalez, tenant, requested the fines be reduced to administrative costs.

Judge Purdy imposed the \$29,200 fine.

Case: CE21010540

CITATION

615 NE 9 AVE 1-3
615 NE 9TH AVENUE LLC

This case was first cited on 1/15/21 to comply by 1/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,800 and the City was requesting a \$600 fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended reducing the fine to \$600.

Jonathan Krystofik agreed to the fine reduction.

Judge Purdy imposed a fine of \$600 for the time the property was out of compliance.

Case: CE20110408

Request for Extension

3001 N OCEAN BLVD
3001 NORTH OCEAN LLC

This case was first heard on 4/29/21 to comply by 5/9/21 and 6/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,200.

Will Snyder, Code Compliance Officer, said the permit application had been submitted and recommended an extension.

Larry Rojas said they were in the process of responding to the permit application comments. They would resubmit the application when they completed the requirements. He requested an extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE21040771

withdrawn

CITATION

1429 SW 9 ST
RIVERSIDE BREEZES CONDO ASSN INC

This case was first cited on 4/24/21 to comply by 4/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting the full fine be imposed. No appeal had been received.

Michael Jordan, Code Compliance Officer, said the property was in compliance.

Jonathan Yellin, association representative, said this was not a gated community and non-residents used the dumpster. He said they had installed a camera system that cost \$5,000 to catch people using their dumpsters. He provided proof of purchase for the system. They had also had the contractor put wheels on the dumpster. He asked for the fines to be suspended.

Judge Purdy imposed a fine of \$1,100 for the time the property was out of compliance.

Later in the hearing, Ms. Hasan noted that the City had not produced photographic evidence and withdrew the case.

Judge Purdy vacated his prior order.

Case: CE21010478

CITATION

11 SYLVAN LN
NEXGEN RE HOLDINGS LLC

This case was first cited on 1/4/21 to comply by 1/19/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine.

Zachary Cormicle said he had leased the property monthly when he was cited. He was not doing vacation rentals. He requested the fine be reduced.

Judge Purdy imposed the \$7,000 fine.

Case: CE20110196

CITATION

2017 NW 10 AVE
VILLALOBOS, ELAINE

This case was first cited on 12/9/20 to comply by 12/14/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended reducing the amount owed to \$267 to cover administrative costs.

Elaine Villalobos said she had complied within the five days.

Judge Purdy imposed administrative costs of \$267.

Case: CE21031050

Citation Administrative Hearing - Appeal

1120 NE 2 AVE
KNEZEVIC, ANA

The property was first cited on 3/31/21, to be complied by 3/31/21. The property was not in compliance and fines had accrued to \$34,000. The City was requesting imposition of the full fines, which would continue to accrue until the property was brought into compliance. The appeal had been received by the deadline of 4/16/21.

VIOLATION:15-272.(a) NC 85 DAYS @ \$400 = \$34,000

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT
VIOLATION. REFER TO CASE CE21010389.

Patrice Jolly, Code Compliance Officer, said he had visited the property 3/31/21 pursuant to a neighbor complaint. The property manager had been contacted by the renters and when he arrived he informed Officer Jolly that the property did not need a vacation rental license. The citation had been handed to the manager. The property had previously been cited on 1/16/21. Officer Jolly said he had spoken with several renters and confirmed they were short-term. Online, the property was listed for short-term rentals for up to 25 guests.

Liga Martinez, power of attorney, stated the owner was advertising the property for long-term rental on several websites. When that was not possible, the owner was listing for "seasonal rent" for a shorter term, which Ms. Martinez said was permitted up to three times per year without a license. She said Officer Jolly had visited the property over 15 times and never found renters. She stated there were no Airbnb postings at this time, and requested proof of this ad.

Officer Jolly confirmed he had visited the property many times, and at least three guests had indicated they found the property on Airbnb. During the pandemic, the home had been rented to 25 occupants, when the limit on a vacation rentals was four persons. He had screenshots of bookings and noted the ad said there was a two-night minimum.

Ms. Martinez said the vacation rental law indicated that an owner could rent up to three times during a calendar year before a license was required.

Leonard Champagne, Sr. Code Compliance Officer had accompanied Officer Jolly on the occasion when there were 25 people in the rental. He noted that owners were not permitted to advertise short-term rentals, there had been complaints from neighbors, and the property manager had been very belligerent.

Judge Purdy imposed the \$34,000 fine, which would continue to accrue until the property was in compliance.

Case: SE21030317

Administrative Hearing - Appeal

671 SW 28 DR
DELPE, WYLEY

VIOLATION: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 3/29/21 and the trash remained on 3/31/21. The City had subsequently removed the trash on 4/1/21.

Wyley Delpe said a contractor had left the trash on the property. He stated he had made arrangements to have it removed but the City removed the trash before then. He assumed the trash was removed as part of his regular bulk trash pickup.

Judge Purdy denied the appeal.

Case: CE20121072

CITATION

1070 NW 21 ST
FILS-AIME, LOUVENS;
FILS-AIME, FRANCKENCY FRANCOIS

This case was first cited on 12/31/20 to comply by 1/5/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended reducing the amount owed to \$221 to cover administrative costs and a finding of fact that the violation had existed as cited.

Laurens Fils-Aime agreed to the reduction.

Judge Purdy imposed administrative costs of \$221 and found for the City that the violation had existed as cited.

Case: CE20110347

CITATION

716 PONCE DE LEON DR
READ, JOSCELYN C; READ, AARON A

This case was first cited on 12/12/20 to comply by 12/17/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,200 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine.

Igor Souvorkine, property manager, said he would request a lien reduction.

Judge Purdy imposed the \$19,200 fine.

Case: CE21010347

1415 SW 1 ST 1-8
MODEST NOOK LLC

This case was first heard on 3/25/21 to comply by 4/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said 47-20.20.H was still in violation.

Stacy Bejarano, property manager, requested a 35-day extension. She said she needed to hire someone to do the work.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE20120479

505 BREAKERS AVE
UNION HOLDINGS LLC

This case was first heard on 3/25/21 to comply by 4/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,250 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$672.

Ralph Andujar agreed to the reduction.

Judge Purdy imposed administrative costs of \$672.

Case: CE20100438

1181 NW 19 ST
FYR SFR BORROWER LLC;
%HAVENBROOK HOMES

Service was via posting at the property on 6/9/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-4(c)

THERE IS A DERELICT VEHICLE STORED ON THIS PROPERTY SITTING ON A CAR JACK THAT IS INOPERABLE.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1.

THERE ARE ITEMS STORED UNDER THE CARPORT SUCH AS A TABLE, REFRIGERATOR, DRESSER AND OTHER MISCELLANEOUS ITEMS.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH AND THE PAVED DRIVEWAY IS CRACKED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a) **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Leonardo Farias agreed.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE20071231

1401 NW 12 ST

RODRIQUEZ, ALEJANDRO ERNESTO

This case was first heard on 2/25/21 to comply by 4/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Alejandro Rodriguez said all violations were in compliance. He said the phone number he had for Officer Exantus no longer worked.

Judge Purdy granted a 7-day extension, during which time no fines would accrue.

Case: CE20030545

1541 NW 5 AVE

BERTELSEN, JOHN CROSBY IV

Service was via posting at the property on 5/26/21 and at City Hall on 6/10/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATION:

9-278(e) **COMPLIED**

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1. **COMPLIED**

THERE IS OUTDOOR STORAGE ON THE FRONT PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1. **COMPLIED**

THERE IS OUTDOOR STORAGE ON THIS RD-15 ZONED RESIDENTIAL PROPERTY CONSISTING OF BUT NOT LIMITED TO MULTIPLE COOLERS, BOXES AND OTHER MISCELLANEOUS ITEMS OUTDOOR STORAGE IS PROHIBITED AS PER SECTION 47-5.12 OF THE ULDR.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-280(h)(1) **COMPLIED**

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING, BROKEN SLATS AND SECTIONS THAT ARE LEANING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA.

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE21030678

1405 N ANDREWS AVE
AMBT CORP

Service was via posting at the property on 6/9/21 and at City Hall on 6/10/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATION:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT YARD.

9-304(b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE WORN AREAS WITH DIRT SHOWING AND GRASS GROWING THROUGH IT.

18-1.

THERE IS STORAGE UNDER THE ROOF ON THE FRONT PORCH AT THIS PROPERTY CONSISTING OF; BUT NOT LIMITED TO AN AIR MATTRESS, OFFICE CHAIR, BINS AND OTHER ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

Case: CE20020244

1312 NW 15 TER
ALEXIS, GUERDIE JOSEPH

Service was via posting at the property on 6/9/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-4(c) **COMPLIED**

9-280(b)

THERE ARE BUILDING PARTS SUCH AS WINDOWS AND DOORS WHICH ARE
DETERIORATED AND NOT MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL
PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-1. **COMPLIED**

47-34.1.A.1. **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: FC21040028

1130 NE 5 TER
AIS, JOSIE B

Service was via posting at the property on 6/2/21 and at City Hall on 6/10/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS:

1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE21030699

5620 NE 18 AVE
KRESSIN NORTH NY AVE LLC ET AL;
% G & G PROPERTY INVESTMENT GRP

Service was via posting at the property on 6/12/21 and at City Hall on 6/10/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATION:47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING SPACES REQUIRE PAINTED LINES TO MARK EACH INDIVIDUAL PARKING SPACE. THERE ARE CONCRETE STOPPERS THAT ARE BROKEN AND REQUIRED TO BE REPLACED.

9-306 **WITHDRAWN**

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE21040665

2609 NE 27 WAY
MARCHELOS, ELIAS

Service was via posting at the property on 6/2/21 and at City Hall on 6/10/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-308(b)

THE ROOF AT THIS PROPERTY IS DIRTY AND/OR STAINED.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE21030061

3709 SW 13 CT 1-2
GHALTCHI, HEIDI

Service was via posting at the property on 5/28/21 and at City Hall on 6/10/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-1. **COMPLIED**

THERE IS A COUCH STORED IN THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-280(h)(1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Case: CE21030072

3821 SW 13 CT 1-4
B & Y INVESTMENTS LLC

Service was via posting at the property on 5/28/21 and at City Hall on 6/10/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
VIOLATION:

18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE.

9-280(b) **COMPLIED**
THERE ARE BROKEN WINDOWS AT THIS PROPERTY.

9-306 **COMPLIED**
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL
PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE21030814

1719 NW 18 ST
JACKSON, BERNARD EMANUEL;
JACKSON, CHRISTINE C

Service was via posting at the property on 6/9/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
VIOLATION:

18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE.

9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED
SUCH AS BROKEN WINDOW(S).

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR
BUILDING WALLS HAVE MISMATCHED PAINT AND NEEDS TO BE PAINTED.

47-34.1.A.1.
THERE IS OUTDOOR STORAGE OF NON-PERMITTED ITEMS ON THIS PROPERTY,

INCLUDING BUT NOT LIMITED TO DINGY, PLYWOOD, BUCKETS, BOAT PARTS AND OTHER MISCELLANEOUS ITEMS AT THE REAR OF THE PROPERTY. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY.

9-280(h)(1) **COMPLIED**

9-305(a) **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21040403

1525 NW 18 CT
LEUNG, LAI CHU ET AL; % DAVID ZIMMERMAN

Service was via posting at the property on 6/11/21 and at City Hall on 6/10/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATION:

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND SWALE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: FC20050014

475 SE 30 ST
LOCAL EQUITY THREE LLC

This case was first heard on 2/25/21 comply by 3/25/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$27,300 fine, which would continue to accrue until the property was in compliance.

Case: CE21040842

CITATION

701 E BROWARD BLVD
LAUDERDALE CITY CENTER ASSOC

This case was first cited on 5/2/21 to comply by 5/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$250 fine.

Case: CE21050100

CITATION

1000 SW 26 ST
ECOAR LLC

This case was first cited on 5/3/21 to comply by 5/3/21. Violations and extensions were as noted in the agenda. The fine was \$7,500 and the City was requesting imposition.

Judge Purdy imposed the \$7,500 fine.

Case: CE21030600

CITATION

506 NW 23 AVE
COOK, CRYSTAL D

This case was first cited on 3/18/21 to comply by 3/21/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,600 fine.

Case: CE21030670

CITATION

716 MIDDLE RIVER DR
HERNANDEZ, ELIZABETH B;
ELIZABETH B HERNANDEZ FAM TR

This case was first cited on 3/23/21 to comply by 3/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$150 fine

Case: CE20030072

744 NW 2 AVE
COMMUNITY 8 PROPERTIES LLC

This case was first heard on 2/25/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE21020706

CITATION

3051 NW 19 ST
MNS INVESTMENT PROPERTIES LLC

This case was first cited on 2/21/21 to comply by 2/21/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$500 fine.

Case: CE19072098

2500 NW 16 ST
VALSAINT, WILEM

This case was first heard on 1/14/21 to comply by 1/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,650 fine, which would continue to accrue until the property was in compliance.

Case: CE21010511

CITATION

3101 BAYSHORE DR 1803
LYTTON HOLDINGS INC

This case was first cited on 1/15/21 to comply by 1/20/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$30,800 fine, which would continue to accrue until the property was in compliance.

Case: CE20020230

1609 NW 15 LN
GLOBAL PROPERTY MANAGEMENT OF
SOUTH FLORIDA INC

This case was first heard on 2/25/21 to comply by 4/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20110371

CITATION

917 SE 2 CT
JUDY'S CREATIVE REAL ESTATE; LLC

This case was first cited on 12/11/20 to comply by 12/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$17,600 fine.

Case: CE20110373

CITATION

1244 S FEDERAL HWY E
1248 HOLDING CORP

This case was first cited on 12/11/20 to comply by 12/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,000 and the City was requesting a \$2,000 fine be imposed. No appeal had been received.

Judge Purdy imposed a fine of \$2,000 for the time the property was out of compliance.

Case: CE21020528

CITATION

1418 NE 53 CT
FL2DAY INC

This case was first cited on 2/16/21 to comply by 2/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$750 fine.

Lien Reduction Hearings

Case: CE19052201

828 NW 14 WY
LEHMAN HOMES LLC

Tasha Williams, Presenter, testified that the lien amount was \$6,100 and City administrative costs totaled \$550.20. The applicant had offered \$1,000 and the City was requesting \$1,830.

Joseph Lehman said the former tenant had not allowed anyone onto the property to make repairs. He said he had hired a lawyer to fix this violation and the City had agreed to \$300 but the lawyer had never closed it out.

Judge Purdy reduced the lien amount to \$1,830 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19041309

1018 NW 14 CT
2016 PAUL REAL ESTATE LLC

Tasha Williams, Presenter, testified that the lien amount was \$7,250 and City administrative costs totaled \$565.84. The applicant had offered \$500 and the City was requesting \$1,450.

Asi Topaz said they had spent a lot of money to comply.

Judge Purdy reduced the lien amount to \$1,450 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14051417

2500 SW 14 AVE
THE GROVE AT RIVER OAKS
HOMEOWNERS ASSOCIATION, INC.

Tasha Williams, Presenter, testified that the lien amount was \$32,200 and City administrative costs totaled \$527.50. The applicant had offered \$1,550 and the City was requesting \$9,660.

Marta Reczko, HOA president, said the violation was from 14 years ago and no one currently living there had been aware of it.

Judge Purdy reduced the lien amount to \$5,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20100753

4040 GALT OCEAN DR 427
VORONTSOVA, ELENA

Tasha Williams, Presenter, testified that the lien amount was \$28,600 and City administrative costs totaled \$569.50. The applicant had offered \$2,300 and the City was requesting \$4,290.

Stacey Marquez said the owner had returned to Russia and listed the property on Airbnb and Vrbo, unaware she needed a certificate of compliance. She explained that the address on the Broward County Property Appraiser's site was incorrect, so the owner had not received the notices. Someone had discovered the posted notice at the property and notified the owner and she had worked to become compliant.

Judge Purdy reduced the lien amount to \$4,290 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18030089

1410 NW 8 AVE
LJM REAL ESTATE 1 LLC

Tasha Williams, Presenter, testified that the lien amount was \$15,800 and City administrative costs totaled \$847.18. The applicant had offered \$847.18 and the City was requesting \$3,950.

John Moran, previous owner, agreed to the City's reduction.

Judge Purdy reduced the lien amount to \$3,950 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18070457

415 NW 21 TER
BUILDERS ASSOCIATES I LLC
% INVEST HOMES LLC

Tasha Williams, Presenter, testified that the lien amount was \$34,500 and City administrative costs totaled \$468.98. The applicant had offered \$500 and the City was requesting \$6,900.

Eric Jimenez said they purchased the property intending to build a new home there. He said once they had the permits, the contactor and construction manager had disappeared with all of the construction money. Work had never started and the lot was still vacant. He stated the owner had not been aware there was a lien on the property.

Judge Purdy reduced the lien amount to \$3,450 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18032356

1407 NE 15 AVE
SILVA, DAVID

Tasha Williams, Presenter, testified that the lien amount was \$22,400 and City administrative costs totaled \$611.84. The applicant had offered \$611.84 and the City was requesting \$4,480.

David Silva said he had bought a neighbor's property to save it from foreclosure, unaware of the lien. He stated the City had trouble finding the paperwork in the archives so he could address the violations and comply.

Judge Purdy reduced the lien amount to \$1,120 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19031808

3348 NE 38 ST
DANIEL, MICHAEL DANIEL, MERAV ETI

Tasha Williams, Presenter, testified that the lien amount was \$20,750 and City administrative costs totaled \$842.32. The applicant had offered \$1,000 and the City was requesting \$10,375.

Michael Daniel said as soon as he received the violation he had worked to obtain the certification but he was never aware there was a lien on the property.

Judge Purdy reduced the lien amount to \$10,375 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20100643

2880 SW 1 ST 1 4
MERIDIAN PARTNERS 2, LLC

Tasha Williams, Presenter, testified that the lien amount was \$11,250 and City administrative costs totaled \$609.52. The applicant had offered \$609.52 and the City was requesting \$4,500.

Susie Saavedra said when she purchased the property, she was not aware of the violation. She asked for the fine to be reduced to administrative costs.

Judge Purdy reduced the lien amount to \$2,250 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following five cases for the same owner were heard together:

Case: CE18081508

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$151,600 and City administrative costs totaled \$1,577.84. The applicant had offered \$1,577.84 and the City was requesting \$30,320.

Angelica Vicente said her parents owned the home but were elderly. She had left the home in their care to travel abroad and they had mismanaged it. Her father had rented the property to criminals and it had taken a long time to evict them. He had subsequently installed a new tenant, with the understanding that the tenant would address the violations but he had not. Ms. Vicente said within a month of moving back, she had addressed the violations herself.

Judge Purdy reduced the lien amount to \$5,000 payable within 120 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18012105

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$261,900 and City administrative costs totaled \$2,083.84. The applicant had offered \$2,083.84 and the City was requesting \$52,380.

Judge Purdy reduced the lien amount to \$9,000 payable within 120 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17032482

2810 RIVERLAND ROAD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$46,500 and City administrative costs totaled \$1,661.80. The applicant had offered \$1,661.80 and the City was requesting \$9,300.

Judge Purdy reduced the lien amount to \$1,661.80 payable within 120 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17110339

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$31,550 and City administrative costs totaled \$1,434.98. The applicant had offered \$1,434.98 and the City was requesting \$6,310.

Judge Purdy reduced the lien amount to \$3,500 payable within 120 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16121955

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$256,200 and City administrative costs totaled \$2,304.12. The applicant had offered \$2,304.12 and the City was requesting \$51,240.

Judge Purdy reduced the lien amount to \$9,000 payable within 120 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The City entered pages 40 and 41 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20101192 CE21010553 CE21010664

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21011046 CE21010673

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 12:54 P.M.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate